

City Commission Regular Meeting
Tuesday, August 27, 2025
[Video and Agenda Packet](#)

Mayor Fred Cleveland called the meeting to order. Also in attendance were Vice Mayor Valli Perrine, Commissioners Randy Hartman, Lisa Martin and Jason McGuirk.

ANNOUNCEMENTS/PRESENTATION/RECOGNITIONS

Senator Tom Wright presented a \$837,500 check to the City for the North Atlantic Stormwater Project.

Sharewear founders Amanda Anderson and Lyndsey Allender were recognized for their donation of digital safety bracelets to the NSB Police Department.

CITY MANAGER'S REPORT

- City Manager, some staff and Commissioners attended the Florida League of Cities Conference
- City Manager and Commissioner McGuirk attended the Chamber of Commerce Day for Leadership in the City of Edgewater.
- Advised that 120 Flagler Ave. RFP's will be opened on Sept. 23
- Advised that clarification is needed concerning the State's grant reimbursement for the Women's Club so that may be added to the sales contract.
- City Manager will meet with Parking Study consultants to review findings. Consultants will meet with each Commissioner to discuss findings. A public meeting will be held on Sept. 24.
- Last week's public participation included over 20 people in opposition to the Parking Garage on 3rd Avenue.
- City Manager is looking into feasibility as part of the Turnbull initiative of buying land on Paige Ave. to be turned into a conservation area.

PUBLIC PARTICIPATION

Twenty-three people spoke representing organizations and individuals thanking Khalid for his many years of service to the City of NSB. Other topics mentioned were:

- Several speakers Opposed a proposed 5 story Parking Garage/Mall
- Several speakers Opposed to the Deerfield Park Innovation Center PUD
- Information on the organization *No Longer Fatherless* can be found at nolongerfatherless.org
- Opposition to the developer of Venetian Bay charging for parking in its downtown section and a request that the City of NSB exert pressure on the developer to reverse charging for parking
- A request to consider implications of voting for Zoning Changes for Pain Management Clinics and Deering Park Innovation Center
- Thank you to the NSB Police Department for their timely and professional response.
- A request by James Moore, CPA to reappointment as the city's auditing firm
- A request by Purvis, Gray and Company to be appointed as the city's auditing firm
- A person favoring Deering Park Innovation Center PUD
- A request by the Fire Chief to override the personal leave payout limits for the City Manager stating how much personal leave he had donated to injured firefighters over the past 8 years

- A request for Commissioners and staff to attend a Sept. 10 conference on the homeless issue

CONSENT AGENDA

Eleven (11) Consent Agenda items were **approved unanimously**:

7.A Consider the approval of the Temporary Parking Agreement with NSBU at the City of NSB Beach Airport.

7.B Resolution No. 55-24: Consider the adoption of a Resolution, if approved, would declare the persons so qualified as nominees at the general election.

7.C Consider the approval of the Team Volusia Economic Development Corporation (EDC) Agreement with the city of NSB.

7.D Consider the approval of an Interlocal Agreement Regarding Transportation Impact Coordination Between the County of Volusia and the City of NSB.

7.E Consider the approval to award RFQ18-24-ENG for Continuing Professional Geotechnical Services to Ardaman & Associates, Inc. Terracon Consultants, Inc. and Universal Engineering Services, LLC.

7.F Consider the approval of the 5th St. Bridge CEI Amendment – CDM Smith.

7.G Consider the approval of the Volusia County Temporary Occupancy Agreement for the North Causeway Boat Ramp Property.

7.H Consider approval to override the personal leave payout limits for retiring City Manager.

7.I Special Event: Consider the approval of the Canal Street Nights Events for 2024-2025 to be held on four Thursdays: October 17, 2024, November 21, 2024, February 20, 2025 and March 20, 2025.

7.J Special Event: Consider the approval of the First Saturday on Canal Street Events for 2024-2025, events will take place on the first Saturday of each month starting on September 7, 2024 through June 7, 2025.

7.K Consider approval of Interlocal Agreement for Fleet Fueling Services with NSBU.

ADMINISTRATIVE ITEMS/NEW BUSINESS

Consider the approval to award RFP30-24-FIN, External Independent Auditing Services, contract to Purvis, Gray and Company, LLP. **Approved unanimously.**

ORDINANCES – SECOND READING AND PUBLIC HEARINGS

9.A Ordinance No. 43-24: Conduct the Second Reading and Public Hearing of an Ordinance to approve a Zoning Text Amendment to the City Land Development Regulation that would remove the use of church and replace with house of worship and add a new definition and make the use permitted in certain zoning districts. The amendment would also replace the use of drug store with pharmacy and add a new definition.

Motion to approve passed unanimously.

9.B Ordinance No. 44-24: Conduct the Second Reading and Quasi-Judicial Public Hearing of an Ordinance to amend the text of the B-3 zoning district to add Pain Management Clinics to the B-3 Highway Service Business District as a Special Exception

Motion to approve failed (2-3) (Martin, Cleveland and Perrine voted no).

9.C Ordinance No. 49-24: Conduct the Second Reading and Public Hearing of an Ordinance to revise charges for household and commercial solid waste.

Motion to approve passed unanimously.

9.D Ordinance No. 50-24: Conduct the Second Reading and Quasi-Judicial Public Hearing of an Ordinance that would rezone approximately 0.34 acres of land to B-4, Ocean Commercial on a vacant property located at the southwest corner of 7th Avenue and South Atlantic Avenue.

Motion to approve passed 4-1. (McGuirk voted no).

ORDINANCES – FIRST READING (Second Readings & Public Hearings on September 10, 2024)

10.A Ordinance 51-24: Conduct the First Reading of an Ordinance, which if adopted upon the Second Reading and Public Hearing, would rezone approximately 1,618 acres of land located south of State Road 44 and west of I-95, known as the Deering Park Innovation Center (DPIC), to Planned Unit Development (PUD) from the current zoning classifications of A-1 Prime Agriculture, Forestry Resource (FR), and Conservation (C).

A motion was made and seconded to continue the first reading to October 22, 2024.

Motion carried unanimously.

MAYOR AND COMMISSION REPORTS

Vice Mayor Perrine commented about City Manager Resheidat. She shared that she would miss him. She reminded the public about the Thursday evening farewell party for City Manager Resheidat.

Commissioner Hartman thanked staff for their hard work regarding Venetian Bay parking issues. He commented on the stormwater issues. He commented on revisiting the moratorium in January and looked forward to the new data.

Commissioner McGuirk commented on the auditing committee and appreciated the work they put into it.

Mayor Cleveland commented on parking enforcement and thanked the elected officials offering their opinions prior to a quasi-judicial hearing

CITY ATTORNEY’S REPORT

A motion was made and seconded to authorize the City Attorney’s Office to proceed with filing an eviction regarding an airport tenant’s failure to pay rent. **Motion carried unanimously.**

MEETING ADJOURNED.